

WHITNEY OAKS (MAP SHEET 3)

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Live Oak Enterprises, Inc.
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Phone: (916) 782-1177

Engineer: Vail Engineering
C/o Michael Peloquin
2033 Howe Avenue, Suite 220
Sacramento, CA 95825

Phone: (916) 929-3323

Location: Northeastern portion of Stanford Ranch, West of Clover Valley.

File #: EIR-89-01, GPA-88-05, PDG-89-03, DL-90-03, SPU-90-08, SD-95-03, SD-95-04, SPU-97-16

Area: 1,062 acres

Proposal: 168 acres: Golf Course
219 acres: Park/Open Space
1.5 acres: Retail Commercial
2.4 acres: Business Professional
1063.5 acres: Residential (1844 single-family lots)

Status: Phase I of Whitney Oaks, a Large-Lot Subdivision consisting of 24 large lots and 623 individual lots, was approved by City Council April 30, 1996. The large lot subdivision recorded.

Phase II of Whitney Oaks (SD-96-02A), consisting of 42 large lots and 803 individual lots, was approved by City Council October 17, 1996, and is recorded.

Phase III of Whitney Oaks: (GPA-98-01, PDG-98-01, DA-95-02, SD-98-01, SD-98-02, SPU-96-08, TRE-96-08). City Council approved GPA-98-01, SD-98-01, and SD-98-02 on July 25, 2000; and PDG-98-01 on August 8, 2000.

- Construction of the golf course is complete, and the golf course is now open for play.
- Applications for the Whitney Oaks Information Center, and for the Pulte Senior Recreation Center were approved June 3, 1997. Both facilities are constructed and are now operating.
- Phase I is primarily built out, yet some construction still exists in some locations. Phase II construction is underway. Most of the homes are

Whitney Oaks

built in this area, yet in and around the golf course region, building is still heavy.

- Excavation and grading of Phase III has begun. Homes are currently being constructed.

WHITNEY OAKS, PHASE 1, UNIT 1: JENSEN CUSTOM HOME

Owner: Wayne Jensen Phone: (916) 435-9270
4022 Legend Drive
Rocklin, CA 95765

Applicant: Same as above

Engineer: Wallace-Kuhl & Associates

Zoning: RD-0.5 (0.5 dwelling units per acre)

Location: Rawhide Road to Spring Valley Road; subject parcel is at the end of Spring Valley Road.
APN 368-080-001

File #: DR-2002-12

Area: 2.145 acres

Proposal: Approval of Design Review to construct a 3,000 square-foot single-family residence.

Status: The application was received on May 8, 2002. The project was approved by the Planning Commission on February 3, 2004.

WHITNEY OAKS, PHASE 1, UNIT 2: U.S. HOMES

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Applicant: Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-2.5 (2.5 dwelling units per acre)

Location: Whitney Oaks, Phase I, Unit 2

File #: SPU-97-16

Proposal: Development of 42 custom residential lots

Status: The Tentative Subdivision Map has been approved. The Specific Plan Use Permit was approved by the Planning Commission at the August 5, 1997 Public Hearing. The Final Map was approved by the City Council on September 8, 1998. The majority of the subdivision is built-out. Only a few remaining lots remain available.

WHITNEY OAKS, PHASE 1, UNITS 3, 4 & 7: CENTEX HOMES

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Developer: Centex Homes Phone: (916) 786-8693
C/o Ginger Decker
3300 Douglas Boulevard, Suite 425
Roseville, CA 95662

Zoning: RD-3.5 (3.5 dwelling units per acre)
RD-4 (4 dwelling units per acre)

Location: Whitney Oaks, Phase I, Units 3, 4, and 7.

File #: SPU-97-16

Proposal: 213 single-family homes

Status: The Tentative Subdivision Map for these lots has been approved. Planning Commission, on August 5, 1997, approved the Specific Plan Use Permit. The final maps for Units 3 and 4 have been recorded and houses are now constructed. The project is complete.

WHITNEY OAKS, PHASE 1, UNITS 5 & 6: RENAISSANCE HOMES

Owner: Renaissance Homes

Applicant: Cal-Stanford Oaks LLC Phone: (916) 782-1177
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: RD-3.5 (3.5 dwelling units per acre)

Location: Whitney Oaks, Phase I, Units 5 & 6.

File #: SPU-97-16

Area: 89 lots

Proposal: Development of 89 single family housing units.

Status: The Tentative Subdivision Map for these lots has been approved and the Final Maps for Units 5 and 6 have been recorded. Planning Commission on August 5, 1997 approved the Specific Plan Use Permit. Houses in unit 5 are built. The project is complete.

WHITNEY OAKS, PHASE 1, UNITS 8, 9, & 10: SPRINGFIELD AT WHITNEY OAKS (PULTE HOMES)

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Live Oak Enterprises, Inc. Phone: (916) 782-1177
C/o Peter Bridges
8780 Auburn Folsom Road
Granite Bay, CA 95746

Developer: Pulte Home Corporation Phone: (510) 460-0100
C/o Northern California Division
5976 W. Las Positas Boulevard, Suite 100
Pleasanton, CA 94588

Zoning: RD-4 (4 dwelling units per acre)

Location: Whitney Oaks, Phase I, Units 8, 9, and 10.

File #: SPU-97-16, SPU-99-02 (custom lots), DR-98-06

Proposal: Development of 267 single family houses

Status: The Tentative Subdivision Map for these lots has been approved. Planning Commission on August 5, 1997 approved the Specific Plan Use Permit for these lots. The Final Map for Unit 9 has been recorded, and houses in that unit are under construction. The custom lot Specific Plan Use Permit was approved on June 15, 1999. The project is complete.

Whitney Oaks

WHITNEY OAKS: PEDESTRIAN & GOLF CART BRIDGE AT PARK DRIVE

Owner: Pulte Homes Phone: (916) 630-9194
2805 Springfield Drive
Rocklin, CA 95765

Applicant: The Spink Corporation Phone: (916) 925-5550
C/o Mike Isle
2590 Venture Oaks Way
Sacramento, CA 95833

Zoning: Public Right of Way
PD-4 (4 dwelling units per acre)

Location: Over Park Drive, approximately 400 feet west of Crest Drive in the Whitney Oaks Development.
APN 374-050-020, 368-120-018

File #: DR 2000-12 (previous file: SPU-97-27)

Proposal: Applicant is requesting the necessary entitlements to allow for the construction of a pedestrian/golf cart bridge to link the community recreation center at the southwesterly corner of Park Drive and Crest Drive with the single-family residential development surrounding it.

Status: The City Council approved SPU-97-27 on June 23, 1998. The applicant requested a time extension on the entitlements. The project later came back with some minor changes as DR-2000-12. It was approved by the City Council on February 13, 2001. The bridge is complete.

WHITNEY OAKS, PHASE 2: CLUBHOUSE MODIFICATION

Owner: Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Zoning: Planned Development

Location: Northeast corner of Whitney Oaks Drive and Clubhouse Drive.

File #: SPU-98-25

Area: 7.4 acres

Whitney Oaks

Proposal: An application to amend a previously approved Specific Plan Use Permit (SPU-98-06) to modify the design of the Whitney Oaks clubhouse.

Status: Planning Commission, on November 17, 1998, approved the project. The clubhouse is now built.

WHITNEY OAKS, PHASE 2, UNITS 11 & 14

Owner: Cal-Stanford Oaks LLC
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746
Phone: (916) 782-1177

Applicant: Sterling Communities
1655 North Main Street, Suite 240
Walnut Creek, CA 94596-4610

Zoning: PD-3 (Unit 11)
PD-5 (Unit 14)

Location: The project site is located north of Park Drive on Live Oak Lane and Live Oak Court (Unit 11) APN 374-010-014 and west of Clubhouse Drive including Mariella Drive and Mariella Court (Unit 14).
APN 374-010-004

File #: SPU-98-07

Area: 275 acres

Proposal: Develop 72 single-family housing units at densities consistent with the zoning.

Status: The Specific Plan Use Permit was approved by the Planning Commission at the June 2, 1998 Public Hearing. The subdivision is now built-out and complete.

WHITNEY OAKS, PHASE 2, UNITS 12A, 12B, 17, 18, & 19

Owner: Cal-Stanford Oaks LLC
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746
Phone: (916) 782-1177

Applicant: Cal-Stanford Oaks LLC/ Live Oak Enterprises

Zoning: PD-3 (3 dwelling units per acre)
PD-4 (4 dwelling units per acre)
PD-5 (5 dwelling units per acre)

Location: The project site is located on Whitney Oaks Drive and on Clubhouse Drive in Whitney Oaks.

Whitney Oaks

APN 017-180-057, -060, 030-010-004, 030-020-004, 030-050-007, -014, 030-060-043, -044
File #: SPU-98-10
Area: 116 lots
Proposal: Develop 116 single family housing units at densities consistent with the zoning.
Status: Approved by the Planning Commission on July 29, 1998. Houses are under construction.

WHITNEY OAKS, PHASE 2, UNITS 13, 13A, 13B, 15A, 15B, 16, 18, 21, 20, 23, & 30

Owner: (SPU-99-10) Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: (SPU-99-10) David and Natasha Comeaux Phone: (916) 791-2518
4752 Stirling Street
Granite Bay, CA 95746

Owner: (SPU-99-06) Cal-Stanford Oaks, LLC Phone: (619) 455-7503
9404 Genessee Avenue, Suite 230
La Jolla, CA 92037

Applicant: (SPU-99-06) Live Oak Enterprises Phone: (916) 782-1177
8780 Auburn Folsom Road
Granite Bay, CA 95746

Engineer: Vail Engineering Corporation Phone: (916) 929-3323
2033 Howe Avenue, Suite 220
Sacramento, CA 95825

Zoning: Planned Development

Location: The subject property is located at 2324 Clubhouse Drive. (SPU-99-10).

The subject property is located in Whitney Oaks and is all or part of Whitney Oaks Units 13A, 13B, 15A, 15B, 16, 18, 20, 21, 23, and 30. (SPU-99-06).

File #: SPU-99-10 (Comeaux Residence)
SPU-99-06 (Whitney Oaks Custom Lots)

Proposal: Request for approval of hillside residences.

Status: Planning Commission on April 20, 1999 approved the Comeaux residence. The master specific plan use permit for the remaining hillside lots was approved on June 16, 1999. Houses are under construction.

WHITNEY OAKS, PHASE 2, UNIT 23B (MODIFICATION)

Owner: Cal-Stanford Oaks, LLC Phone: (858) 455-7503
9404 Genesee Avenue, Suite 230
La Jolla, CA 92037

Applicant: Cal-Stanford Oaks, LLC Phone: (916) 435-0413
Attn: Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Engineer: Fehr & Peers Associates, Inc. Phone: (916) 773-1900
2990 Lava Ridge Court, Suite 200
Roseville, CA 95661

Zoning: PD-2 (2 dwelling units per acre)

Location: Pebble Beach Road, between Whitney Oaks Drive and Mountaingate Drive.
APN 374-150-022

File #: SD-96-02C

Area: 17.8 acres

Proposal: An application to approve a modification to a portion of the Whitney Oaks Phase 2 Tentative Subdivision Map known as Unit 23B, to reduce the number of lots, change the lot configuration, and change the extension of Pebble Beach Road to a private gated street.

Status: The City Council approved the modification on May 14, 2002. The project is under construction.

WHITNEY OAKS, PHASE 2, UNIT 24: SPRINGFIELD

Owner: Cal-Stanford Oaks LLC Phone: (916) 782-1177
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Applicant: Pulte Home Corporation Phone: (916) 630-9194
2805 Springfield Drive
Rocklin, CA 95765

Zoning: PD-4M (4 dwelling units per acre, mixed lot sizes)

Location: The project site is located near the intersection of Park Drive and Coldwater Dr.
APN 030-020-004, 030-050-014

File #: SPU-98-04

Whitney Oaks

Area: 12.4 acres

Proposal: An application to approve a Specific Plan Use Permit for the setbacks, landscaping and fencing for a 63-unit subdivision.

Status: The Specific Plan Use Permit was approved by the Planning Commission. The subdivision is now built-out and complete.

WHITNEY OAKS, PHASE 2, UNIT 25

Owner: Cal-Stanford Oaks LLC
Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746
Phone: (916) 782-1177

Applicant: Cal-Stanford Oaks LLC/ Live Oak Enterprises

Zoning: PD-4M (4 dwelling units per acre, mixed lot sizes)

General Plan: MDR (Medium Density Residential)

Location: The project site is located west of Park Drive on Cody Court, Sarsparilla Court, Wyatt Court, Lariat Court, and a portion of Coldwater Drive.
APN's 030-020-004, 030-050-014

File #: SPU-98-12

Area: 81 lots

Proposal: Develop 81 single-family housing units at densities consistent with the zoning.

Status: The Specific Plan Use Permit was approved by the Planning Commission at the August 18, 1998 Public Hearing. The subdivision is complete.

WHITNEY OAKS, PHASE 2, UNITS 26, 28A & 28B: PULTE HOMES

Owner: Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746
Phone: (916) 782-1177

Applicant: PC/BRE Whitney Oaks
2805 Springfield Drive
Rocklin, CA 95765
Phone: (916) 630-9194

Zoning: PD-4M (4 dwelling units per acre, mixed lot sizes)
PD-2 (2 dwelling units per acre)

Whitney Oaks

Location:	Unit 26 is generally located along the northerly extension of the existing Coldwater Drive, and Units 28A and 28B are located east of Park Drive and Crest Drive, all in Whitney Oaks. APN's 030-010-07, 030-050-018, -020, -021, 030-060-043, -047.
File #:	SPU-99-18
Area:	N/A
Proposal:	An application to approve a Specific Plan Use Permit for Whitney Oaks Phase II, Units 26, 28A, and 28B subdivisions. Said permit to establish development and design criteria, such as setbacks, landscaping, and fencing.
Status:	The Planning Commission on August 3, 1999 approved the application. The project is complete.

SPRINGFIELD AT WHITNEY OAKS, UNITS 28A & 28B: CUSTOM LOTS

Owner:	PC/BRE at Whitney Oaks, LLC 2805 Springfield Drive Rocklin, CA 95765	Phone: (916) 630-9194
Applicant:	Pulte Homes Corp. C/o John Bayless 2805 Springfield Drive Rocklin, CA 95677	
Zoning:	RD-2 (2 dwelling units per acre)	
Location:	Unit 28A (Lots 647, 648, 649, 550, 651) Unit 28B (Lots 772, 773, 774, 775, 776, 777, 778, 779, 780, 785)	
File Nos.	PDG-2000-01, SPU-2000-02	
Proposal:	Permit to build 15 homes on “no-grade” lots which were designated in the Phase II tentative map conditions of approval.	
Status:	The Planning Commission recommended approval of the General Development Plan on July 5, 2000, and the Specific Plan Use Permit for lots 647, 648, 649, 780 and 785 on August 15, 2000. The 10 remaining lots were received on June 3, 2002. They were approved by the City Council on December 10, 2002. All houses are under construction.	

WHITNEY OAKS, PHASE 2, UNITS 27 & 29: PULTE HOMES

Owner: Cal-Stanford Oaks, LLC Phone: (916) 782-1177
C/o Live Oak Enterprises
8780 Auburn Folsom Road
Granite Bay, CA 95746

Whitney Oaks

Applicant: PC/BRE at Whitney Oaks, LLC Phone: (916) 630-9194
C/o James Van Maren
2805 Springfield Drive
Rocklin, CA 95765

Engineer: Weld-Brower & Associates

Zoning: RD-4.5 (4.5 dwelling units per acre)

Location: Park Drive and Crest Drive

File #: SPU-99-31

Area: Park Drive and Crest Drive.

Proposal: Approval of Specific Land Use Permit for building setbacks on lots 652 through 752 in Whitney Oaks Unit 27 & Lots 786 through 838 in Whitney Oaks Unit 29.

Status: The project was approved on December 21, 1999. The project is complete.

WHITNEY OAKS, PHASE II, #59: WHITNEY OAKS OFFICE COMPLEX

Owner: Live Oak Enterprises Phone: (916) 435-0413
4308 Live Oak Lane
Rocklin, CA 95765

Applicant: Same as above

Zoning: PD-BP (Business-Professional)

Location: Northwest corner of Park Drive & Whitney Oaks Drive.
APN 374-010-016

File #(s) DL-2000-12, DR-2000-11

Area: 2.375 acres

Proposal: Applicant is requesting approval of a tentative parcel map to divide a 2.4-acre parcel into 5 lots. The site is currently developed with a 3,317 square foot sales office. Proposed Parcel "A" (8,774 sq.ft.) will contain the existing office building. Proposed Parcel "B" (5,384 sq.ft.), "C" (5,503 sq.ft.), and "D" (4,973 sq.ft.) will be individual lots to be developed with office buildings of the following respective sizes: 2,725, 2,695, and 2,700 square feet. Proposed Parcel "E" will be 78,781 square feet in size and will contain landscaping, parking, and a general commons area.

Status: Application was received on October 2, 2000. Planning Commission approved the project on February 6, 2001.

WHITNEY OAKS, PHASE III, TENTATIVE SUBDIVISION MAPS

Owner: Cal-Stanford Oaks, LLC Phone: (619) 455-7507
9404 Genesee Avenue, Suite 230
San Diego, CA 92186

Applicant: Live Oak Enterprises Phone: (916) 435-0413
C/o Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Zoning: Various Single Family Zones (see also GPA-98-01, PDG-98-02)

File #: SD-98-01 (Large Lot Subdivision Map)
SD-98-02 (Small Lot Subdivision Map)

Location: Whitney Oaks, Phase III, Units 31 through 44.

Proposal: Applicant is requesting approval of a tentative subdivision map to subdivide 213 acres into 33 large lots consisting of 13 residential lots, 17 open space lots and a park. In addition, applicant is requesting approval of 422 single family residential lots.

Status: Both tentative maps were approved by the City Council on July 25, 2000. The large lot map is recorded and most of the small lot maps have been recorded.

WHITNEY OAKS, PHASE III, UNIT 33: WHITNEY OAKS REC CENTER

Owner: Cal-Stanford Oaks, LLC Phone: (619) 455-7507
9404 Genesee Avenue, Suite 230
San Diego, CA 92186

Applicant: Live Oak Enterprises Phone: (916) 435-0413
C/o Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Zoning: RD-6.5 (6.5 dwelling units per acre)

File #: U-2000-11, DR-2000-18

Location: Whitney Oaks, Phase III, Unit 33, Lot 1086 & Lot 1087.
APN 030-010-009

Proposal: Applicant is requesting approval of a Conditional Use Permit to allow construction of the following: a swimming pool; a pool house; a sand volleyball court; and a shade structure.

Status: The Conditional Use Permit and Design Review was approved on February 6, 2001 by the Planning Commission. Building Permits have been issued.

WHITNEY OAKS UNIT 39 & 44 CONDOMINIUMS

Owner: Cal-Stanford Oaks, LLC Phone: (858) 455-7503
9404 Genesse Avenue, Suite 230
La Jolla, CA 92037

Applicant: Whitney Oaks Phone: (916) 435-0413
Peter Bridges
4308 Live Oak Lane
Rocklin, CA 95765

Engineer: Wallace-Kuhl & Associates

Zoning: RD-4 & RD-15

Location: Whitney Oaks Drive/ Abby Rd. /Park Drive.
APN's 377-010-008 & 377-010-013

File#'s: SD-2002-03, GPA-2002-05, Z-2002-04, PDG-2002-03, DA-95-02A &
DR-2002-22

Area: 4.9 acres & 10 acres

Proposal: Request for General Development Plan revision, Development Agreement
Amendment, Tentative Subdivision Map (Condominium) modification, and
Design Review to allow 28 single family detached condominium units on a 4.9
acre site known as Whitney Oaks Unit 39.

Request for General Development Plan revision, Development Agreement
Amendment, Tentative Subdivision Map (Condominium) modification, and
Design Review to allow 73 single family detached condominium units on a 10
acre site known as Whitney Oaks Unit 44.

Status: The tentative subdivision maps for Units 39 & 44 were approved by the City
Council on March 25, 2003. Both projects are under construction.